151.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 / 772,000
					USE VALUE:	772,000 / 772,000
					ASSESSED:	772,000 / 772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAMINSKI PETER F/ETAL
Owner 2:	KAMINSKI SUZANNE E
Owner 3:	
Street 1:	204 SPRING AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1968 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5009.000	315,800		456,200	772,000
Total Card	0.115	315,800		456,200	772,000
Total Parcel	0.115	315,800		456,200	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.28 /Parcel: 392.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100250

GIS Ref

GIS Ref

Insp Date 02/04/09

!11864!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,800	0	5,009.	456,200	772,000		Year end	12/23/2021
2021	101	FV	306,800	0	5,009.	456,200	763,000		Year End Roll	12/10/2020
2020	101	FV	313,500	0	5,009.	456,200	769,700	769,700	Year End Roll	12/18/2019
2019	101	FV	244,400	0	5,009.	427,700	672,100	672,100	Year End Roll	1/3/2019
2018	101	FV	244,400	0	5,009.	353,600	598,000	598,000	Year End Roll	12/20/2017
2017	101	FV	244,400	0	5,009.	325,100	569,500	569,500	Year End Roll	1/3/2017
2016	101	FV	244,400	0	5,009.	296,500	540,900	540,900	Year End	1/4/2016
2015	101	FV	231,400	0	5,009.	290,800	522,200	522,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:15:58

LAST REV

Date	Time
03/25/09	10:58:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUTCHINS FREDER	24999-231		11/17/1994		227,000	No	No	Y	

USER DEFINED

Prior Id # 1:	100250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2004	630	Addition	96,720	C		G6	GR FY06	GUT KIT & EFP, ADD

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2009	Measured	372	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5009		Sq. Ft.	Site		0	80.	1.14	9									456,216						456,200	

Total AC/HA:	0.11499	Total SF/SM:	5009	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,216	Spl Credit		Total:	456,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28868604
Const Adj.:	0.99495000
Adj $ / SQ:	173.094
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429069
Depreciation:	113274
Depreciated Total:	315795

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

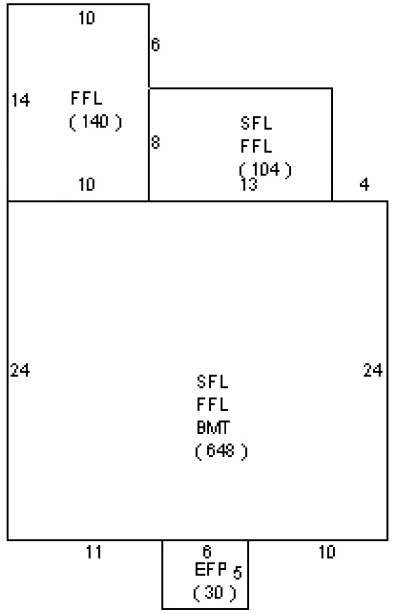
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	173.09
Special Features:	0	Val/Su Net:	136.00
Final Total:	315800	Val/Su SzAd	192.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	892	173.090	154,400
SFL	Second Floor	752	173.090	130,167
BMT	Basement	648	68.800	44,586
EFP	Enclos Porch	30	72.230	2,167

Net Sketched Area: 2,322 | Total: 331,320

Size Ad 1644 | Gross Area 2322 | FinArea 1968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

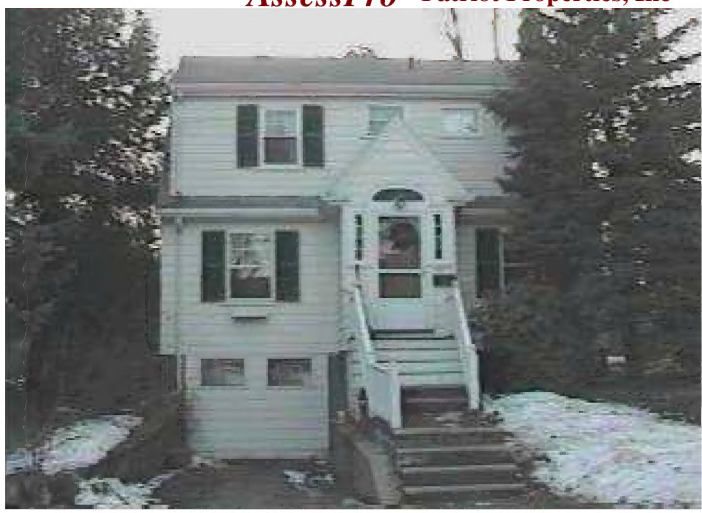
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X10	A	FR	1960	0.00	T	51	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

151.0-0003-0005.0

IMAGE

AssessPro Patriot Properties, Inc